

Bay Square Condominium Trust Trustee Meeting Minutes

January 6, 2026 at 5:00 PM

Attendance

Board Members: Jay Chyung, Huma Gupta, Axel Kurtz, Mary Moore, Logan Patrick

Staff: Nick Bergdoll, Rich Medeiros

Owners: Sharon Britton, Bernard Bunner, Aleks Engel, Andrew Keefe, Kenneth Lee, Meredith Leshkovich, Kevin McDevitt, Sue Owen, Tom Owen, John Patrick, Sadhana Prakash, Nancy Whittington

Minutes

The Bay Square Board discussed various financial and maintenance updates, with Nick Bergdoll reporting November's operating cash at \$41,400 and reserve cash at \$766,241. He attributed high water consumption to temperature differentials and mentioned plans to consult external parties for verification. Richard Medeiros provided a maintenance update, indicating minimal repairs in December and reported on issues with the Intellihot flues, which are experiencing condensation leaks leading to rust and CO2 infiltration.

Nick outlined ongoing projects, including a pipe relining in the lower garage and the upper garage project supported by BRS, with bids due by mid-January. He mentioned that the East wall repairs are expected to start in mid-April, contingent on weather conditions, and that OSI is set to complete the 2026 reserve study by the end of the week. The group also discussed tree maintenance, with Nick recommending Bartlett for tree trimming, removal and aftercare based on cost and experience, while concerns about stump grinding were raised.

The Board debated the legal implications of filing a no pet amendment, with differing opinions on its necessity and potential legal challenges. Logan Patrick proposed replacing roof top resistance heating units with heat pumps, citing energy efficiency and cost savings, for common area heating/cooling, which garnered support. The discussion also covered the contract changes with Loop regarding EV chargers, with John expressing concerns about potential legal fees and the need for the Board to explore independent management of the charging system. Jay emphasized the importance of establishing a framework for EV infrastructure.

Summary of Decisions Made

- Board voted to approve Bartlett bid to trim trees, remove tree in poor health and for tree aftercare.
- Nick to consult MEEB about no pet amendment to confirm if it's legally compromising to file or they are just recommending against
- Board to vote on RTU replacements once remaining information with Aalanco and New Silver is confirmed
- Infrastructure committee to explore EV charger next steps to take independent from Loop

Upcoming Staff Time Off

- Nick, 4/10-4/20

Next Meeting: Tuesday, February 3rd at 5pm via Zoom